

**District VI Advisory Board
Minutes**

**Monday
June 5, 2006
7:00 p.m.**

**Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom**

The District VI Advisory Board meeting was held at 7:00 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. The meeting was led by the first pro-tem with nine (9) District Advisory Board members in attendance. Seven (7) city staff were present and forty (40) members of the public.

Members Present

C. Bickley Foster
Jaya Escobar
Veronica Triana
John VanWalleghen
Bob Wine
Marsha Carr
Linda Matney
Carol Skaff
Rosalie Bradley
Bob Schreck

Members Absent

Charlie Claycomb
Garrett Harmon-Youth

Staff Present

Ofc. M. Lowe, Patrol South
Mark Stanberry, Housing
John Schlegel, Planning
Officer Kyle, Patrol West
Jim Armour, Public Works
Dale Miller, Planning
Terri Dozal, Neighborhood Assistant

Guests

Listed at end

Call to Order

First Pro-Tem Bob Wine called the meeting to order at 7:01 p.m. DAB Members were asked to introduce themselves and state their representation on the board.

Approval of Minutes

The minutes from April 3, 2006 were approved as submitted (**Wine /Schreck 8-0**)

Approval of Agenda

The agenda was approved with an amendment to add 5a Proposed Cell Tower presentation. (**Schreck/Matney 8-0**)

Public Agenda

1. **Scheduled items:** **First Pro-Tem Bob Wine** presented on behalf of Council Member Fearey a proclamation from **Mayor Carlos Mayans** to *Cirilo Arteaga*, long time north-end resident stating June 9, 2006 would be known as **Cirilo Arteaga Day** in honor of his community activities and accomplishments serving the neighborhood including assistance to many non-English speaking residents.

2. **Off-agenda items:** none

3. **Community Police Report**

Patrol West-Officer Kyle, explained efforts for the new **Judge Program**, which would address underage drinking and businesses that sell alcohol to minors. Officers continue to address the

traffic speeding problems along West Kellogg. Grant money was used to address graffiti problems at the Orchard Park Skate Park and the officers feel this has now curbed the activity.

Patrol South- Officer Lowe stated the Skate Park that recently opened is experiencing some graffiti tagging including graffiti on businesses in Old Town. We do not believe this is gang related. We have some leads on suspects who have been vandalizing vehicles in the State Office building parking lot by slashing tires. They are looking to keep pedestrian traffic out of the area by installing gates and cameras for monitoring. The First Methodist Church held a block party with 2500 people. Everything went well. River Festival this year went very well with SCAT & gang officers presence keeping crimes down. Events at the A. Price Woodard park were changed preventing previous issues including many liquor violations. The increase in auto larcenies prior to March have decreased due to continued patrolling and education to the businesses.

Member Escobar arrived @ 7:20 pm

Member Carr asked what action is being taken against the taggers and is it substantial to get their attention? I hope the penalty is strong enough to deter the activity. Lowe responded they receive a fine.

***** **Action:** Receive and file

Planning

4. CUP2006-24 / ZON2006-25

District VI Advisory Board considered a Creation of DP-299 Northgate Commercial Park Community Unit Plan (CUP) and Zone change from SF-20 and SF-5 to LC on the Northwest corner of 53rd street and Meridian. The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Dale Miller**, Planner presented the case background and reviewed the staff recommendation with members and the public.

Before public comment was allowed, **First Pro-Tem Wine** read a message from **Council Member Fearey** that included all the comments taken from the public meeting held on May 24th. She asked there be no repeat comments from the previous meeting and only state new reasons for opposition of the request.

Five members of the public spoke in opposition of the request, these are additional comments not documented during the meeting held on May 24, 2006 at the Law Enforcement Training Center: 1) keep the existing business zoning as is; 2) Valley Center Chamber of Commerce wants the zoning to remain SF-5; 3) we don't need to pay taxes, water and sewer utilities for Wal-Mart; 3) I have a concern for the bridges at 60th and Meridian if they are adequate to handle all the traffic.

DAB members' questions/concerns included 1) I cannot vote to approve this as not all of the property is in the City of Wichita limits; 2) what areas would be screened and how high will the screening go; 3) will parking be on the street side or the interior area; 4) how many driveways for the commercial area would there be and how much traffic impact will this have on the residents; 5) how will you enter into the lower parcel area; 6) what about drainage run-off from the parking lot into the river with pollutants; 7) what about retention ponds, will you have them and will there be fountains to circulate the water so mosquitoes will keep from breeding; 8) and when would the studies be done on environment and traffic, there are many concerns on this topic.

The agent and applicant invited a DAB member to meet with them and City staff to discuss continued issues/concerns noted about this project. **Member Schreck** agreed to assist with their request.

***** **Action:** Motion to recommend **NO approval** (**Schreck/Escobar 5-3/Matney/Bradley/Skaff -1 conflict of interest- Foster**) of the Community Unit Plan and Zone Change request based on no traffic or environmental studies have been done.

Housing

5. Low-Income Housing Tax Credits (Mullen Court Apartments)

Mark Stanberry, *Housing* presented on the Request for Resolution of Support for Application for Low-Income Housing Tax Credits (Mullen Court Apartments) to be located in the Midtown Neighborhood area. *Stanberry* presented on the tax credit policy, project background and reviewed the staff recommendation with members and the public.

Sean Brennen, President of the Midtown Neighborhood association read from a position letter written on behalf of the area residents stating 1) how many of these type of facilities can Midtown maintain; 2) Midtown is trying to keep the historical background in the area; 3) parking lots next to historical buildings destroys neighborhoods and 4) we have a fear of the low-income unit residents not investing in homeownership.

Grant Gandreau, applicant responded to the associations' comments saying 1) the project will spend over \$3.5 million on the property improvements and has already been approved by Via Christi, Public Works department, Housing department and the Historic Preservation, 2) HOPE Inc. a faith based organization would provide supportive services along with training for the residents including possible homeownership.

DAB members' questions/concerns included 1) would there be an on site manager in the apartments; 2) how much of the rent is re-invested into the property; 3) what would be the size of the lots for parking; 4) concern about the house located on the corner and wanting to put a apartment above the garage; 5) could the alley be paved and put parking in the back of the apartments and 6) what about the Old English apartments we approved tax credits for, are they completed and how is that working? All questions/comments were responded to.

***** **Action:** Motion to recommend **no approval** (**Schreck/Carr 6-3 Matney/Skaff/Escobar**) of the tax credit approval at this time until HOPE Inc. and Historic Midtown Citizens Association resolve their issues.

Member Escobar stated this is a good program and they do have high expectations for the residents, I'm supportive of the project.

Public Works

6. 21st St. Bridge over the Little Arkansas River

District VI Advisory Board considered a proposal to rehabilitate the 21st Street Bridge over the Little Arkansas River. The DAB Members were provided a staff report prior to the meeting. **Jim Armour** presented the case background and reviewed the staff recommendation with members and the public.

DAB members' questions/concerns included 1) will the bridges last until next spring before repairing; 2) will the bridge be able to keep traffic flow during construction and 3) will this project be done alongside the 25th street bridge repair.

***** **Action:** Motion to recommend Approval (9-0 Bradley/VanWalleghen) of project based on staff recommendations.

7. 25th St. Bridge over the Little Arkansas River

District VI Advisory Board considered a proposal to rehabilitate the 25th Street Bridge over the Little Arkansas River. The DAB Members were provided a staff report prior to the meeting.

Jim Armour presented the project background and reviewed the staff recommendation with members and the public.

DAB members' questions/concerns included 1) will the bridges last until next spring before repairing; 2) will the bridge be able to keep traffic flow during construction and 3) will this project be done alongside the 21st street bridge repair.

There were no members of the public to speak on this project.

***** **Action:** Motion to recommend Approval (9-0 Bradley/VanWalleghen) of project based on staff recommendations.

8. Waterman/Arena Area Improvements

John Schlegel, Planning director gave the background on the project discussing the four options to rebuild Waterman. Option #2 was selected by the Design council after reviewing all the options. Option 2 would have more pedestrian walk, maximize shade for trees, and more lighting would need to be included.

The board questioned/commented on the following: 1) how do you plan to handle traffic/parking along Waterman to Washington streets; 2) is the cost for construction the same for all options; 3) Is there enough off-street parking; 4) how many parking spaces are there from Waterman to Washington; 5) with option #2, will you have left-turn traffic signals at the intersection; 6) has the city increased the budget to hire more police for the arena traffic and 7) will there be enough lighting to feel safe when walking. Responses were given to all questions.

One member of the public asked how would the city connect Waterman Street over the river to get to Lewis/ Maple streets.

***** **Action:** Motion to recommend **Option # 2** (9-0 Foster/Schreck) based on staff recommendations.

BOARD AGENDA

9. Problem Properties

Problems were given to the neighborhood assistant.

*******Action:** Receive and propose appropriate action.

10. Neighborhood Reports

Benjamin Hills: Member VanWalleghen carried a protest petition in a two-block area for the proposed cell tower for 29th and Porter streets.

North Riverside: reports the mud puddle at 18th and North Arkansas needs to be fixed

El Pueblo: June 13th meeting will have presenters from Safe Streets and Habitat For Humanity

Moorings: Have decided on one trash service only and that would be with Waste Management. Waste Connections threatened the homeowners if they were going to change.

Riverside Citizens: Next meeting 6/13/06 would host the Historic Preservation association.

Three Neighborhood Picnic: North Riverside-Midtown-Riverside Citizens would be held June 17th starting at 5:30 at Minisa Shelter.

***** Receive and file.

Updates from Council Member Fearey

- 2nd Annual DAB VI at Wrangler's Night – June 22, 2006. Please let us know if you plan to attend.

With no further business to discuss the meeting adjourned at 10:25 pm.

Guests

Daryl Billard	1800 W. 60 th daryl@mysite.com
Irma & Dale Shelley	5480 Sullivan Ct. 67204
Carlos Contreras	2218 N. Wellington El Pueblo
Sean Brennan	1359 N. Emporia 67214 HMCA sctbrennan@yahoo.com
Charles Esters	1201 N Emporia 67214 HMCA cdesters@cox.net
E. Jean Carter	HOPE Inc. 2137 N. Battin 67208 NE carterhopeinc316@aol.com
Joseph Boniffee	HOPE Inc. 2137 N. Battin 67208
Sergio I. Gonzalez	2614 N. Somerset Wichita, Ks. 67204 El Pueblo
isra015@hotmail.com	
Mr. & Mrs. Marvin Denny	5714 N. Meridian 67204
Bob Alderich	Orchard Park
Carolyn Benitez	
Rich Schlitt	303 S. Topeka
Seth Niebaum	305 S. Topeka
Flora Bishop	2227 Ventoso
Jerry Prichard	1607 N. Clarence Ind. Hills- Riverbend N.A.
Jerry Tedder	5500 N. Meridian
Kevin Mullen	739 Lindon Ct.
Tim Berger	5576 N. Meridian
Bill Pearce	319 N. Belmont
Kerry Hertan	1010 North Ridge Rd Apt. #7111
Pat Relio	8411 Meadow Pass Ct.
Angie Stoner	7025 W. 8 th St. Bartonville, AR.
Kevin Spurgeon	9807 Jamesburg
Darlene Smith	5735 N. Meridian
Mary Lou Rivers	6027 N. Meridian
Douglas Thompson	234 Riverview 67203

Grant Gandreau	254 S. Laura
J. Russell	P.O. Box 75337 Wichita KS 67235
Laurie Pruden	3209 W. Bayview 67204 Moorings laurie.pruden@newmedctr.org
Owen Buckley	400 W. 49 th Terr. KC.Mo. NA obuckley@laneAgroup.com
Richard Winn	2005 Harborlight Ct. 67204
Duong Baett	345 Riverview
Rep.Delia Garcia 103 rd Dist.	P.O. Box 48283 67201 2242 El Pueblo
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Lynne Chappell	1930 W. 60 th St. N. 67204 dlynne1930@cox.net
Bruce Chappell	

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant